**The Roundway, Kingskerswell**

**£435,000**

This spacious detached bungalow in a sought after village location offers comfortable and versatile living, complete with ample driveway parking and a good-sized garden.

Approached by a large block paved driveway, providing ample off-road parking for multiple vehicles, including space for a motorhome or caravan, this home also benefits from an attached single garage. The covered storm porch leads into a reception hall, which then provides access to the principal rooms. The inviting sitting room, positioned at the front of the property, features a large UPVC double glazed window offering an open outlook. There is a generous kitchen which leads into a dining room with double doors opening directly onto the garden. A practical utility/WC provides additional convenience with space and plumbing for a washing machine. The bungalow comprises three bedrooms and a modern four-piece bathroom/WC.

Externally, the front garden is mostly lawned with an established flowerbed and shrub border, enclosed by a block wall and wire fence. The rear garden is a good size, accessible from both the hallway and the dining room, featuring a large patio area with garden shed and a lawned area with hedgerow/shrub borders. This property also offers a block-built garden store measuring 4.04m x 2.69m (13'3" x 8'10"), with light and power.

An internal inspection is highly recommended to fully appreciate the quality and space this bungalow has to offer.

**THE ACCOMMODATION COMPRISES,** Covered storm porch with light point and UPVC obscure glazed door to:

**RECEPTION HALL** Textured ceiling with light points, smoke detector, radiators with thermostat control, cupboard housing the boiler, cupboard housing the consumer unit, UPVC obscure glazed door leading to the rear garden, doors to:

**SITTING ROOM** - 4.5m x 3.78m (14'9" x 12'5") Textured ceiling with light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, TV connection point.

**KITCHEN** - 5.44m x 3.23m (17'10" x 10'7") Coved ceiling with light points, UPVC double glazed window side. Fitted kitchen comprising a range of base and drawer units with worksurfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for gas cooker with extractor over, space for upright fridge and freezer, UPVC double glazed sliding doors to:

**DINING ROOM** - 5.31m x 2.36m (17'5" x 7'9") Inset spotlights, UPVC double glazed windows to rear and sides with double doors opening onto the garden, TV connection point.

**UTILITY/WC** - 2.03m x 2.01m (6'8" x 6'7") Strip light, extractor fan, WC, vanity unit with inset wash hand basin, space and plumbing for washing machine and under worktop appliance, heated towel rail.

**BEDROOM ONE** - 3.25m x 4.17m (10'8" x 13'8") Coved ceiling with light point and ceiling fan, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control.

**BEDROOM TWO** - 3.2m x 3.02m (10'6" x 9'11") Directional spotlights, UPVC double glazed window with open outlook, radiator with thermostat control.

**BEDROOM THREE** - 3.02m x 2.92m (9'11" x 9'7") Light point with ceiling fan, UPVC double glazed window to side, radiator with thermostat control.

**FOUR PIECE BATHROOM/WC** - 3.76m x 2.16m (12'4" x 7'1") Textured ceiling with light point, UPVC double glazed window, heated towel rail. Four piece suite comprising a panelled bath with shower attachment over, shower cubicle with sliding doors, vanity unit with wash hand basin, WC.

**ATTACHED SINGLE GARAGE** - 5.49m x 2.57m (18' x 8'5") Metal up and over door, strip lights, power sockets, UPVC double glazed window and door to rear.

**OUTSIDE**

FRONT - At the front of the property is a block paved driveway providing off road parking for several vehicles plus motorhome/caravan and leading to the attached single garage. To the side of the driveway is a lawned garden with established flowerbed/shrub border, enclosed by block wall and wire fence.

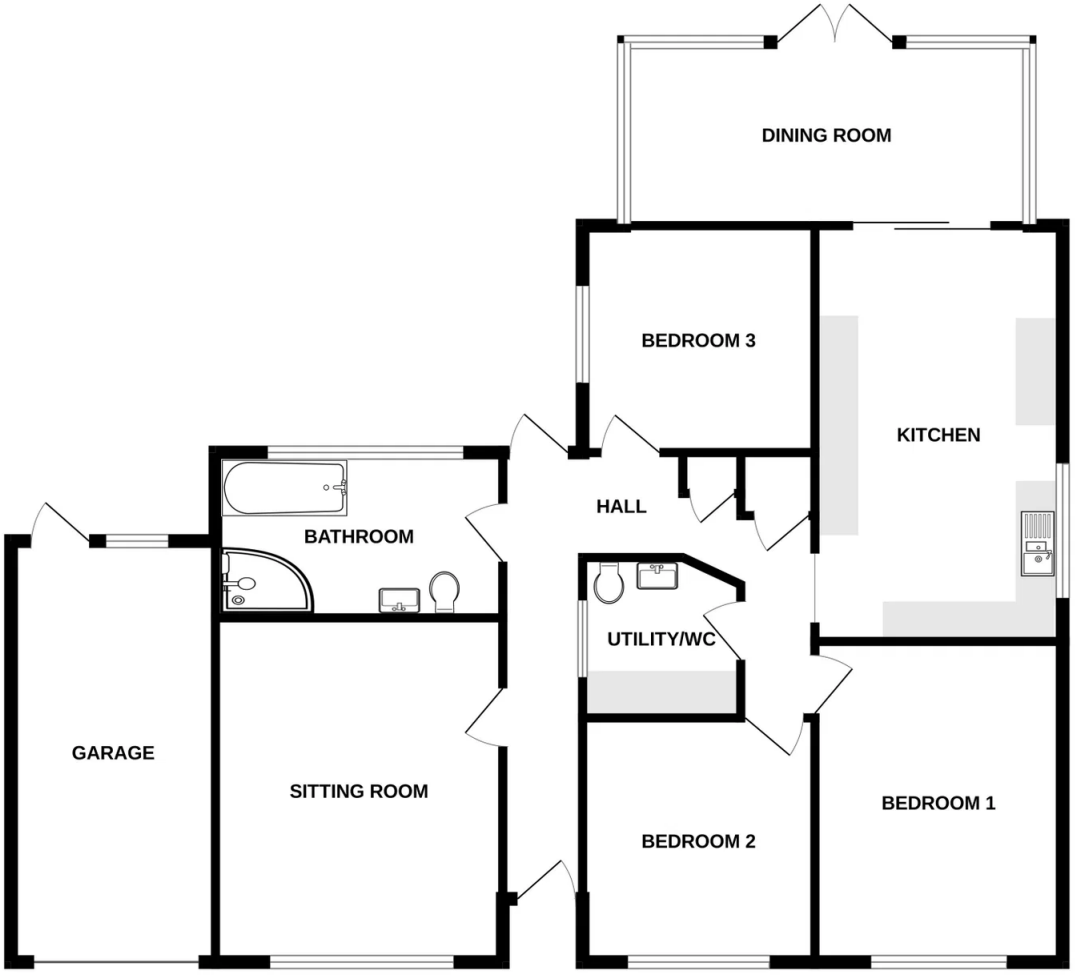
REAR - To the rear of the property is a good sized garden which is accessed from the hallway and the dining room, with a large patio area, lawned area with hedgerow/shrub border. Timber garden shed, outside tap, gated side access, outside power sockets. Block built garden store measuring 4.04m x 2.69m (13'3" x 8'10") accessed via a UPVC obscure glazed door, with strip lights and power sockets.

**USEFUL INFORMATION**

Tenure – Freehold
Age - 1960's
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band D
EPC Rating - B/83 potential - A/95
Broadband - To be confirmed
Mobile - To be confirmed

Please note that this property is subject to a leased solar panel installation and further information is available on request.

GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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